

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,016	108.1920	108.19	326,301	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2640 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,669
TOTAL MARKET OB/XF VALUE			7,267
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			396,936
SOH/AGL Deduction			85,631
ASSESSED VALUE			311,305
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			260,583
TOTAL JUST VALUE			396,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,576

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	122,504
FGR	470	55	2022	258	27,773
FOP	20	30	2022	6	646
FOP	350	30	2022	105	11,303
FUS	1,502	100	2022	1,502	161,688
STR	70	10	2022	7	753
TOTALS	3,550			3,016	324,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005384	CO ISSUED	0	04/07/2022
21008456	NEW CONSTR	379,134	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1163	4/18/2022	SW Q	Q	I	01	433,200

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: CHAMBERS JOSEPH & M  
 2394/0349 9/21/2020 SW Q V 05 2,760,300  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: RICHMOND AMERICAN H

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0		734.00	SF	10.00				7,267	

TOTAL OB/XF										7,267					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W10 N5 W10\$ E10 S5 E10 S16 E4 S13 E11 N52 W35\$ E35 N10\$ PTR= E10 FUS=[YR=2022] E35 S24 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S13 W19 S2 W16 N46\$ W10\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,267					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								